

Babergh and Mid Suffolk Joint Annual Monitoring Report 2017- 2018

JULY 2018



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Key Headlines from the 2017 - 2018 Annual Monitoring Report

The latest version of the Joint Local Development Scheme was published in March 2017 for both Babergh and Mid Suffolk Council's Joint Local Plan production.

331 new dwellings were built in Babergh District last year, which represents 102% of the annual target (325 dwellings) set by the BDC Core Strategy.

426 new dwellings were built in Mid Suffolk District last year, which represents 99% of the annual target set (430 dwellings) by the MSDC Core Strategy and Focus Review.

A total of 757 dwellings were built across both districts during the monitoring year 2017/18.

Babergh Total Outstanding Planning Permissions (as at 01/04/18) = 4,377 dwellings

Mid Suffolk Total Outstanding Planning Permissions (as at 01/04/18) = 4,157 dwellings

The current 5-year housing land supply for both Babergh and Mid Suffolk has been calculated as:

- Babergh CS based land supply = 6.7 years
- Babergh SHMA based land supply = 5.0 years
- Mid Suffolk CS based land supply = 6.5 years
- Mid Suffolk SHMA based land supply = 6.4 years

SECTION 1: INTRODUCTION

- 1.1 This Joint Annual Monitoring Report provides information on the key areas where Planning has a role in the two Districts of Babergh and Mid Suffolk and covers the period from 1st April 2017 to 31st March 2018. All the information reported is the most up-to-date available at the time of publication.
- 1.2 The objectives of the Joint Annual Monitoring Report are to:
- Report on Key Indicators e.g. housing completions, demographics etc. (this is what we measure to see how well we are performing) and the progress made towards delivery against the targets set out in Local Plan documents.
 - Report on the progress made in producing the key Joint Local Plan (JLP) documents against the Joint Babergh and Mid Suffolk Local Development Scheme (LDS).
 - Report on the use and implementation of adopted Local Plans and Saved Policies
 - Report on any financial receipts obtained via implementation of the Community Infrastructure Levy (CIL).
 - Where a Local Planning Authority has co-operated with another such Council or a County Council, or a body or person under section 33A of the Planning and Compulsory Purchase Act 2004, our Monitoring Report must give details of what action they have taken.

SECTION 2: A BRIEF OVERVIEW OF BOTH DISTRICTS

2.1 Babergh District Council and Mid Suffolk District Council (BMSDC) are predominantly rural districts covering the centre of Suffolk, running from the boundary with Essex in the south to the boundary with Norfolk in the north.

	Babergh (BDC)	Mid Suffolk (MSDC)
Area (approximately)	230 square miles (596 km ²)	335 square miles (858 km ²)
Population and households (approximately)	87,700 people / 37,500 households (ONS 2011)	96,700 people / 40,300 households (ONS 2011)
Main centres of population	Sudbury/Great Cornard, Hadleigh, Pinewood (Ipswich fringe)	Stowmarket, Needham Market and Eye
Heritage assets	Approx. 3,000 Listed Buildings, 29 Conservation Areas, 34 Scheduled Ancient Monuments, 5 registered Historic Parks & Gardens	Approx. 3,500 listed buildings, 31 Conservation Areas, 35 Scheduled Ancient Monuments, 2 registered Historic Parks & Gardens
Landscape	Babergh is characterised by ancient rolling farmlands and plateau lands with pockets of unique landscape characteristics, such as an area of plateau estate farmland. 2 Area of Outstanding Natural Beauty designations: i) Suffolk Coast & Heaths and ii) Dedham Vale	Mid Suffolk District is predominantly characterised by undulating plateau claylands dissected by rolling river valleys.

2.2 The Districts have similar demography with fewer younger people and an increasing proportion of aging population. Both Districts have an aging population, and this trend is expected to continue over the next 10 years.



Figure 1: Age Profile of Babergh (left) and Mid Suffolk (right) Population (ONS Population projections, 2018)

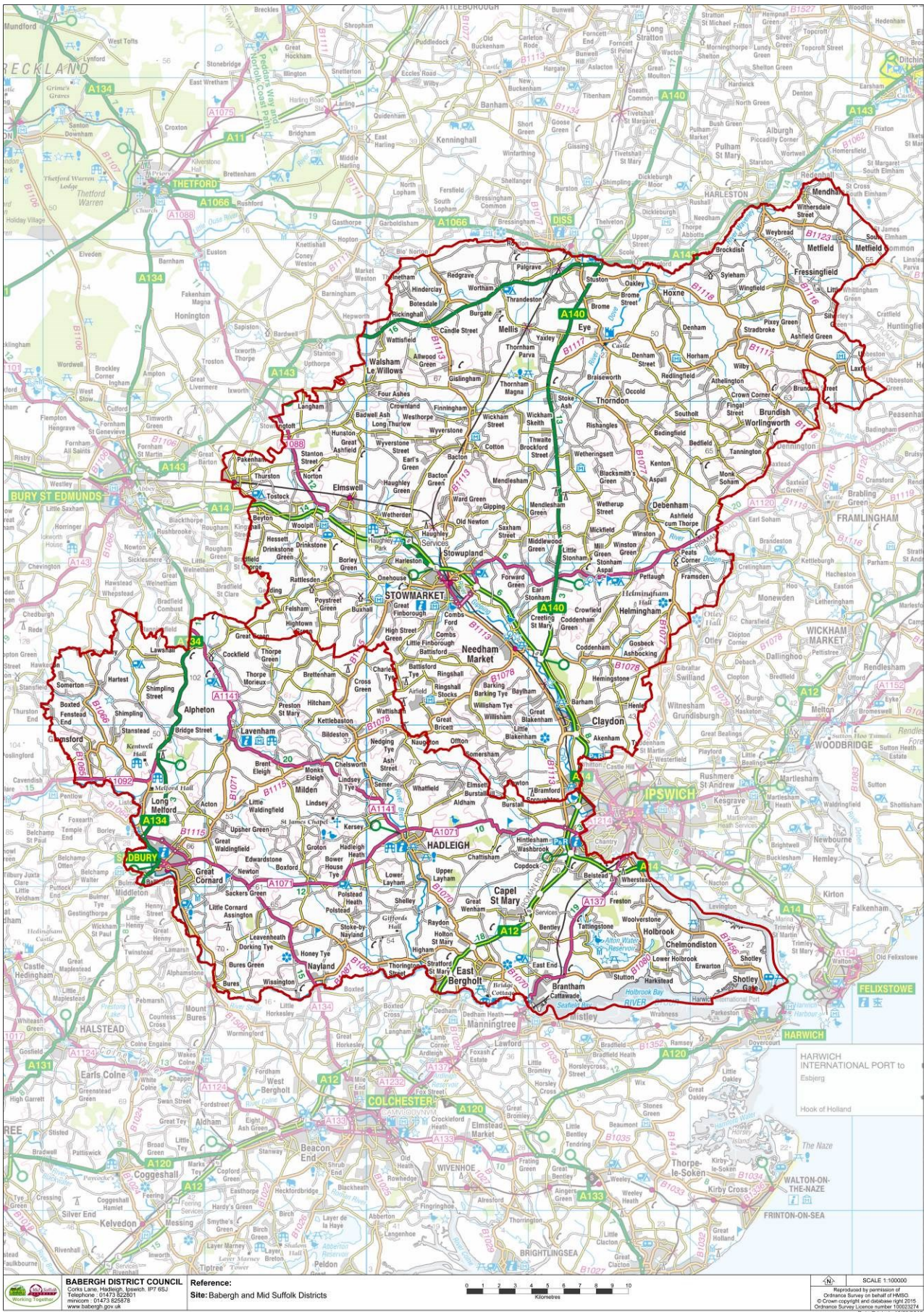


Figure 2: District map of Babergh and Mid Suffolk

SECTION 3: DEVELOPMENT PLANS PREPARATION PROGRAMME

JOINT BABERGH AND MID SUFFOLK LOCAL DEVELOPMENT SCHEME

- 3.1 All Local Planning Authorities are required to prepare a Local Development Scheme (LDS), which is the timetable for producing and adopting the planning documents that will make up the Local Plan. It identifies what documents are to be produced and the key milestones, including public consultation, for their production. All Council planning documents can be viewed on the Council websites.

The current LDS was adopted in March 2017. However, a new LDS is expected to be agreed and adopted by the Councils in July 2018.

- 3.2 The current Joint Local Development Scheme document can be found on the Babergh and Mid Suffolk District Councils website links below:

<https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/local-development-scheme/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/local-development-scheme/>

- 3.3 Progress of the Joint Local Plan for both District Councils is monitored and reported annually in the joint Annual Monitoring Report.

- 3.4 Table 1 below shows the current adopted Planning Policy documents produced by Babergh & Mid-Suffolk District Councils. Both districts have strategic planning coverage with adopted Core Strategy documents. Work is now underway to deliver the milestones for the new Babergh and Mid Suffolk Joint Local Plan. The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk Councils on the respective website links below:

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

Document Title	LDS target milestone	actual / expected milestone	comments
CORE PLANNING POLICY DOCUMENTS			
BMSDC Joint Local Plan (Regulation 19 Consultation)	Winter 2018	n/a	Consultation delayed pending processing of significant volume of previous round consultation responses + publication of draft revised NPPF. A new Joint LDS timetable to be agreed in July18
BMSDC Joint Local Plan (Regulation 18 consultation)	Summer 2017	August 2017	Consultation undertaken between 21st August 2017 and 10 th November 2017.
BMSDC Joint Local Plan Programme (Local Development Scheme)	n/a	March 2017	Adopted. A new Local Development Scheme is expected to be agreed and adopted July 2018.
BMSDC Statement of Community Involvement (SCI)	n/a	March 2014	Adopted. A revised SCI is being consulted upon between 29 th June 2018 and 30 th July 2018
BDC Core Strategy & Policies Development Plan Document (DPD)	n/a	February 2014	Adopted.
MSDC Stowmarket Area Action Plan (SAAP)	n/a	February 2013	Adopted.
MSDC Core Strategy Focussed Review (DPD)	n/a	December 2012	Adopted. Reviewed 2008 Core Strategy.
MSDC Core Strategy DPD	n/a	September 2008	Adopted.
BDC Local Plan (2006) Saved Policies	n/a	2006	See current live list of BDC Saved Policies on website.
MSDC Local Plan (1998) Saved Policies	n/a	1999	See current live list of MSDC Saved Policies on website.
FORMALLY ADOPTED SUPPLEMENTARY PLANNING DOCUMENTS AND GUIDANCE			
MSDC Edgecomb Park, Stowmarket Development Brief SPD	n/a	October 2014	Adopted.
BDC Rural Development & Core Strategy Policy CS11 SPD	n/a	August 2014	Adopted.
MSDC Mill Lane, Stowmarket (The Proposed Stowmarket Business and Enterprise Park) Development Brief SPD	n/a	March 2014	Adopted.
MSDC Chilton Leys [Stowmarket] Development Brief SPD	n/a	December 2013	Adopted.
BDC Affordable Housing SPD	n/a	February 2013	Adopted.
BDC Babergh Open Space, Sport & Recreation Strategy SPD	n/a	September 2010	Adopted.
BDC Hamilton Road Quarter, Sudbury SPD	n/a	February 2010	Adopted.
BDC Safeguarding Employment Land SPD	n/a	March 2008	Adopted.
MSDC Social Infrastructure Including Open Space, Sport & Recreation SPD	n/a	October 2006	

Document Title	LDS target milestone	actual / expected milestone	comments
ENDORSED OTHER SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS			
MSDC Ashes Farm Statement Development Brief & Delivery Framework	n/a	November 2016	
MSDC Land South of Union Road Development Brief	n/a	April 2016	
Suffolk County Council Parking Standards SPG	n/a	November 2015	Second edition, revised from original November 2014 document.
MSDC Eye Airfield Planning Position Statement	n/a	November 2013	
MSDC Eye Airfield Development Framework	n/a	February 2013	
MSDC Retention of Shops, Post Offices and Public Houses in Villages SPG	n/a	February 2004	
MSDC A cycling strategy for Mid Suffolk SPG	n/a	July 1999	

Figure 3: BMSDC Adopted Planning Documents and Key Milestones

PROGRESS ON THE BMSDC JOINT LOCAL PLAN

3.5 The Councils are undertaking a thorough review of its adopted policies and allocations which will result in a new Joint Local Plan to guide development across in Babergh and Mid Suffolk. The new Joint Local Plan will cover the period up to 2036 (broadly aligned with other Local Authorities Local Plan production in the Ipswich Housing Market Area).

Regulation 18 Joint Local Plan consultation

3.6 In August – November 2017 the Councils consulted on the Babergh and Mid Suffolk Joint Local Plan – Consultation Document, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Approximately 14,000 representations were received (excluding petitions).

3.7 During the same period the Councils carried out a further ‘Call for Sites’ process inviting developers, land owners and other interested parties to submit potential development sites to be added to those sites previously assessed as part of the Strategic Housing and Employment Land Availability Assessment (SHELAA). Approximately 130 new sites were submitted to the Councils, bringing the final total of submitted sites to nearly 1,000.

Regulation 19 Joint Local Plan consultation

3.8 The current LDS indicates that a Regulation 19 Joint Local Plan consultation was scheduled for Winter 2017/18 with Submission of the document in Summer 2018. These milestones have been postponed while the Councils have processed the significant number

of consultation responses previously received as well as giving full consideration to implications of the draft revised National Planning Policy Framework which was published for consultation in March 2018. In the meantime, the Council's have continued to build a robust evidence base for the Joint Local Plan, continue work to comply with the 'duty to cooperate' requirements and focus upon improving the supply and delivery of new homes in the area.

3.9 The imminent new LDS will identify a revised Joint Local Plan milestone timetable.

THE NEW JOINT LOCAL PLAN EVIDENCE BASE

3.10 The emerging Joint Local Plan is supported by a significant list of key evidence base documents and is available on the Babergh and Mid Suffolk Council's website at:

<https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

3.11 The table below lists the current and anticipated key evidence base documents underpinning the production of the BMSDC Joint Local Plan, together with their publication dates (where relevant). Please check the website addresses above for the most up to date publications when available.

Document Title	Date
Babergh & Mid Suffolk Joint Local Plan – Transport Modelling	TBC
BMSDC Plan Viability Assessment	TBC
BMSDC JLP Habitats Regulations Assessment	TBC
BMSDC JLP Sustainability Appraisal	TBC
Babergh and Mid Suffolk Community Infrastructure Study Review Viability Study	TBC
BMSDC Revised Infrastructure Delivery Plan	TBC
BMSDC Strategic Housing & Economic Land Availability Assessment (SHELAA)	TBC
Ipswich Economic Area Employment Land Supply Assessment	TBC
Babergh & Mid Suffolk Open Space Assessment	TBC
Suffolk Coast Recreational Avoidance and Mitigation Strategy (RAMS)	TBC
Ipswich Fringe Settlement Sensitivity Assessment	TBC
BMSDC Heritage & Settlement Sensitivity Assessment	March 2018
Babergh & Mid Suffolk Brownfield Land Register	December 2017
Ipswich Economic Area Sector Needs Assessment	September 2017

Document Title	Date
BMSDC Draft Strategic Housing & Economic Land Availability Assessment (SHELAA)	August 2017
BMSDC Topic Paper: Settlement Hierarchy Review	August 2017
BMSDC JLP Sustainability Appraisal	August 2017
Babergh & Mid Suffolk Joint Annual Monitoring Report 2016 – 2017	June 2017
Mid Suffolk Functional Clusters Report	June 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 1	May 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 2	May 2017
Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA)	May 2017
Babergh & Mid Suffolk Sustainability Appraisal Scoping Report	January 2017
Economic Land Needs Assessment – Ipswich & Waveney Economic Areas	March 2016
Babergh & Mid Suffolk Town Centres & Retail Study	September 2015
Joint Babergh & Mid Suffolk Landscape Character Assessment	August 2015
Babergh & Mid Suffolk Community Infrastructure Levy Viability Study – Report Addendum: Viability Update on Revised Affordable Housing Thresholds	January 2015
Babergh & Mid Suffolk Community Infrastructure Levy Viability Study	April 2014
Mid Suffolk Infrastructure Delivery Plan	April 2014
Babergh Infrastructure Delivery Plan	February 2013

Table 1: Key evidence base for the BMSDC Joint Local Plan

- 3.12 Further key information on data themes such as Census data, demographics, education and skills, the economy, environment and transport can be located on third party data websites such as The Suffolk Observatory or the Neighbourhood Statistics website. For more information visit: <https://www.suffolkobservatory.info/> and <http://www.neighbourhood.statistics.gov.uk/>

NEIGHBOURHOOD DEVELOPMENT PLANS / ORDERS

- 3.13 Neighbourhood Development Plans (NDPs) and Orders (NDOs) provide a means by which local communities can have a say in or manage development within a defined area. During the current AMR period (Apr 17 - Mar 18), one NDPs was ‘made’ (adopted) and a further fourteen NDP Areas were designated. See table 2 below for more details:

	Babergh	Mid Suffolk
'Made' Plans	Lawshall (Oct 17)	-
New Areas Designated	Chelmondiston (Mar 18) Chilton (Dec 17) Elmsett (Oct 17) Glemsford (Oct 17) Great Waldingfield (Jul 17) Newton (Mar 18) Stoke by Nayland (Dec 17)	Botesdale & Rickinghall (May 17) Diss & District (Aug 17) * Eye (Oct 17) Fressingfield (Feb 18) Laxfield (Feb 18) Thorndon (Oct 17) Wilby (Dec 17)

Table 2: Neighbourhood Plans in Babergh and Mid Suffolk

* The Diss & District NDP is comprised of (in Mid Suffolk) the parishes of Palgrave, Stuston and, Brome & Oakley

- 3.14 Including those areas designated prior to April 2017, there are now some twenty-eight NDPs in progress across both districts. This figure includes Mendlesham where the local community have begun the process of modifying their already adopted plan. For more information please visit: <https://www.babergh.gov.uk/planning/neighbourhood-planning/> or <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/>
- 3.15 LPAs are required to state in their AMR whether any Local Development Orders have been adopted (under section 61A of the Town & Country Planning Act 1990). None were adopted in Babergh or Mid-Suffolk.
- 3.16 A total of 4 Neighbourhood Plans have been made (adopted) across the Babergh and Mid Suffolk area. These are as follows:
- Lawshall NP (October 2017)
 - Mendlesham NP (March 2017)
 - Lavenham NP (September 2016)
 - East Bergholt NP (September 2016)

COMMUNITY INFRASTRUCTURE LEVY

- 3.17 The Community Infrastructure Levy (CIL) is a prescribed charge for new development to off-set the impacts of additional homes and businesses on infrastructure and facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and items that are not defined as infrastructure, such as affordable housing.
- 3.18 Babergh District Council and Mid Suffolk District Council have been charging CIL since 11th April 2016. Further information on CIL (including statutory reports) can be found on the Council websites:

<http://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

<http://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

3.19 In the 2017/2018 monitoring year, Babergh District Council has made a total of £78,738.55 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £115,196.50 CIL payments to town and parish councils.

3.20 The Council publishes further statutory CIL receipts and expenditure information, compliant with Regulation 62 of The Community Infrastructure Levy Regulations 2010 on its website. Please see the links below for specific reports:-

<https://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

DUTY TO CO-OPERATE

3.21 The duty to cooperate was created in the Localism Act 2011, and places a legal duty on Local Planning Authorities and County Councils to engage constructively on strategic cross boundary matters. Paragraphs 156, 178-181 of the currently adopted NPPF set out what Councils should do on this. The draft revised NPPF published in March 2018, proposes that authorities produce a 'statement of common ground', which documents relevant cross-boundary strategic priorities and providing evidence of joint working. The Councils will be working towards the publication of statement(s) of common ground with relevant partners in accordance with the revised NPPF requirements when adopted.

3.22 In June 2016, both Babergh and Mid Suffolk Councils, as well as Ipswich Borough Council, Suffolk Coastal District Council and Suffolk County Council, signed a Memorandum of Understanding (MoU) committing each authority to joint working on:

- i. resolving the full objectively assessed needs of the area;
- ii. broad locations to accommodate the identified needs of the area;
- iii. implementation of any mitigation measures for Habitats Regulations Assessment;
- iv. infrastructure delivery.

These issues are considered through a number of cross-organisation groups and bodies in operation in Suffolk such as the Ipswich Policy Area Board and Suffolk Planning Officers Group.

- 3.23 Babergh and Mid Suffolk Councils are producing a new Joint Local Plan which is broadly aligned with the production timetables of the new Local Plan documents being produced by the other signatories of the 2016 MoU. Much of the key evidence base documents underpinning the respective Local Plans has been commissioned together so that the approach and data is as consistent as possible.
- 3.24 The iterative process of cooperation is manifested through the formal consultation processes and will include all of the prescribed bodies under the legislation; however there are frequent meetings and discussions outside of those consultation periods in order to ensure that the Duty is met. These are being documented by the Councils and will be published in the accompanying statements of consultation / statements of common ground when Joint Local Plan documents progress to being submitted for Examination.
- 3.25 The Councils will continue to explore new possibilities for collaboration and cooperation with relevant partners.

SUMMARY AND CONCLUSIONS

- The currently adopted LDS was published in March 2017 for both Babergh and Mid Suffolk Council's Joint Local Plan production. A new LDS is expected to be agreed and adopted in July 2018.
- The Councils continue to identify key evidence documents and commission new areas of research to ensure that these remain up-to-date.
- In the 2017/2018 monitoring year, Babergh District Council has made a total of £78,738.55 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £115,196.50 CIL payments to town and parish councils.
- Both Councils have a programme that supports interested parties in delivering Neighbourhood Plans. There are currently a total of 4 'made' Neighbourhood Plans across Babergh and Mid Suffolk areas.
- Joint working is ongoing across the Suffolk area and beyond in accordance with the Duty to Cooperate and statement of common ground requirements.

SECTION 4: MONITORING INDICATORS – HOUSING

4.1 Delivery of housing and affordable housing remains a key priority. In this section monitoring data on local housing and the delivery of new (net) housing across both districts during the current and previous AMR years are set out.

LOCAL HOUSING

4.2 House prices across the eastern region rose steadily from 1996 until the end of 2007. They then declined quite sharply, during a period that coincided with the wider recession, before recovering again since 2010. Over the past few years a steady increase in the local house prices has been recorded in both districts which has implications for local development viability in the area and housing affordability. Current house prices are shown below:

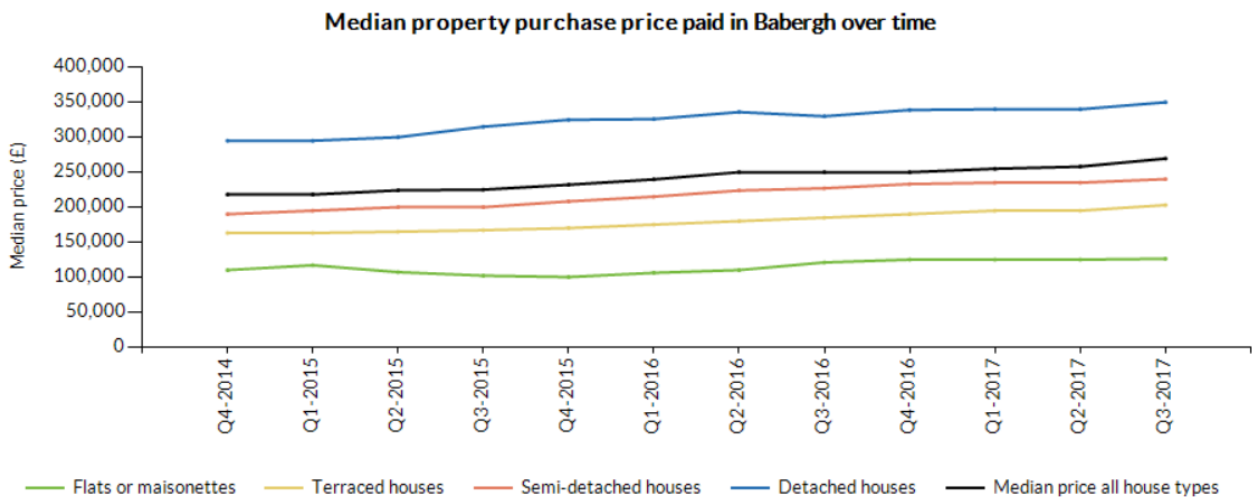


Figure 4: Median (average) house prices of different dwelling types in Babergh from 2014 to 2017 (Suffolk Observatory 2018)

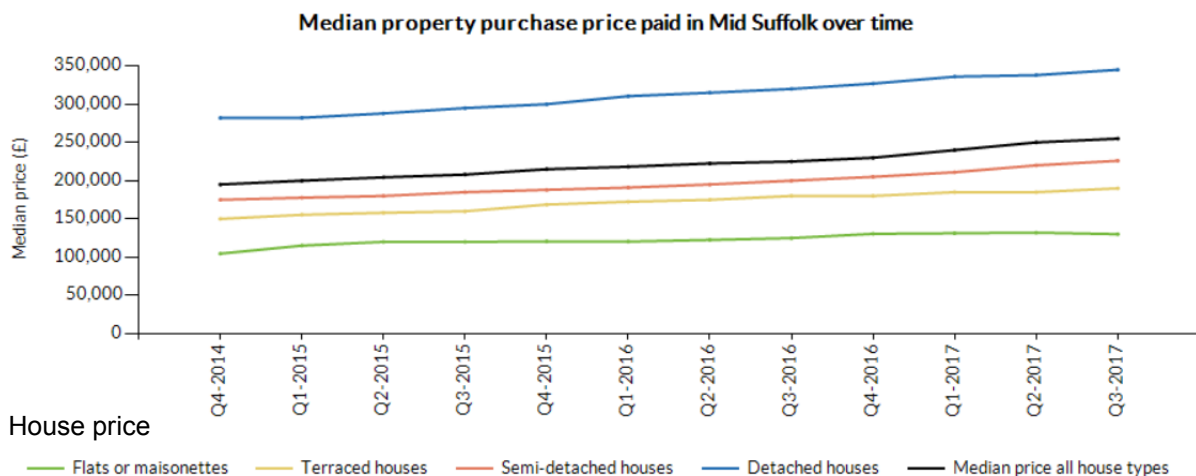


Figure 5: Median (average) house prices of different dwelling types in Mid Suffolk from 2014 to 2017 (Suffolk Observatory 2018)

4.3 Table 3 below indicates the housing affordability ratio across both districts. Generally, the ratio between house prices has been rising, and within the past two years both Councils have an affordability ratio above the average for Suffolk and the East of England.

Area	2012	2013	2014	2015	2016	2017
Babergh	8.30	8.91	9.24	9.48	11.26*	11.00
Mid Suffolk	7.98	7.35*	8.02	7.53	8.98	10.17
Suffolk	7.00	7.01	7.20	7.65	8.04	8.70
East of England	7.27	7.43	7.83	8.42	8.96	9.66

Table 3: Babergh and Mid Suffolk: Ratio of Workplace-based Median House Price to Median Earnings Ratio (Source: ONS Housing Affordability, 2017)

NB: Ratio's marked with a * have been calculated using annualised weekly earnings.

4.4 The Councils seek to ensure a suitable mix of house types and size is available to meet the housing needs of the districts. In terms of house types the table below identified the composition of the housing stock according to the Census 2011.

Type of Dwelling	Number of households (2011)			
	Babergh	%	Mid Suffolk	%
Detached houses	16,231	42	19,908	47
Semi-detached houses	11,476	30	13,676	33
Terraced houses	8,458	21	5,753	14
Flats	2,763	7	2,317	6
Total	38,928	100	41,654	100

Table 4: Type of dwellings and number of households in Babergh and Mid Suffolk (excluding Caravans and other mobile and temporary structures) (2011, Census 2011, KS401EW)

HOUSING GROWTH

4.5 Tables 5 to 17 show the housing figures for both Babergh and Mid Suffolk for the current and previous AMR years. Where data is available, they also show the number / percentage of these that were delivered as affordable homes and, the number / percentage that came forward as windfall development.

BABERGH

- 4.6 The Babergh Core Strategy makes provision for approximately 6,000 new dwellings to be built over the plan period 2011 - 2031. Delivery is anticipated to be phased so that the first five years (2011 - 2016) will see a reduced target level of 220 dwellings built per annum, rising to 325 dwellings per annum in the years that follow.

Babergh					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2017 / 18	331	118	36%	221	67%
2016 / 17	226	24	11%	168	74%
2015 / 16	157	31	20%	124	79%
2014 / 15	172	31	18%	83	48%
2013 / 14	291	101	35%	168	58%
2012 / 13	219	59	27%	90	41%
2011 / 12	259	132	51%	156	60%
2010 / 11	216	31	25%	98	45%
2009 / 10	185	34	18%	97	52%
2008 / 09	289	111	38%	115	40%
2007 / 08	304	88	29%	140	46%
2006 / 07	275	73	27%	146	53%
2005 / 06	189	56	29%	150	79%
Totals	3113	889	-	-	-

Table 5: Babergh Net Residential Completions by AMR Year

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

Babergh	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018
Ipswich Fringe*	170	2	0	17	0	6	11	0
Urban	1,191	35	94	59	61	44	86	91
Core Villages	443	68	24	91	38	52	87	101
Hinterland Villages	660	48	71	41	57	47	24	46
Countryside	664	100	25	81	16	8	18	93
TOTAL	3,128	253	214	289	172	157	226	331

Table 6: Babergh net Residential Completions by AMR year and Core Strategy classifications

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

*Note: The Ipswich Fringe (Ipswich Policy Area) covers the parishes of Belstead, Copdock & Washbrook, Pinewood, Sproughton and Wherstead (as defined in the former Suffolk Structure Plan 2001).

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018
Functional cluster areas*								
Bildeston	232	12	3	15	2	5	10	2
Boxford	163	10	3	8	11	10	27	30
Bures	40	1	1	18	27	2	1	1
Capel St Mary	104	36	5	14	4	10	11	4
East Bergholt	152	5	6	7	13	8	11	9
Glemsford	212	2	8	60	6	7	26	35
Hadleigh	583	15	86	50	72	23	10	29
Holbrook	129	7	9	4	5	16	1	32
Ipswich	204	3	3	17	11	9	12	4
Lavenham	109	34	56	11	16	34	34	13
Long Melford	256	37	55	22	19	11	5	3
Nayland	87	1	1	4	7	2	3	6
Sudbury & Great Cornard	1,269	144	83	102	39	41	98	175

Table 7: Babergh completions by Functional Cluster

**Note: Total sum varies to the identified figure of net residential completions in Babergh as some Hinterland and rural villages appear in more than one Functional Cluster.*

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018
Urban / rural areas								
Urban	1,361	37	94	76	61	50	97	91
Rural	1,767	216	120	213	111	107	129	240
TOTAL	3,128	253	214	289	172	157	226	331

Table 8: Babergh completions by location (rural or urban)

Dwellings with planning permission but not started	4,160
Dwellings with planning permission and under construction	217
TOTAL	4,377

Table 9: Dwellings with planning permission but not started or under construction in Babergh

MID SUFFOLK

- 4.7 In Mid Suffolk, the Core Strategy Focused Review sets out future targets for housing on Greenfield allocations and previous developed sites. Policy FC2 makes provision for 3,845 new dwellings (beyond existing commitments) over the 15 year period from 2012 to 2027.

Mid Suffolk					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2017/18	426	114	27%	292	69%
2016 / 17	305	53	17%	230	75%
2015 / 16	304	78	26%	240	79%
2014 / 15	416	46	11%	246	59%
2013 / 14	549	33*	6%*	Data unavailable	
2012 / 13	313	115	37%		
2011 / 12	396	67	17%		
2010 / 11	330	74	24%		
2009 / 10	292	89	30%		
2008 / 09	398	159	40%		
2007 / 08	489	74	5%		
2006 / 07	806	131	16%		
2005 / 06	553	78	14%		
Totals	5,577	1,111	-		-

Table 10: Mid Suffolk Net Residential Completions by AMR Year

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

*District Figure – excluding completions at Cedars Park and Chilton Estate in Stowmarket, data not available

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
Core Strategy Areas								
Town/Urban	2,192	238	85	162	198	175	104	189
Key Service Centres	1,251	62	25	103	44	34	83	60
Primary Villages	355	22	11	28	48	56	54	120
Secondary Villages	599	23	32	77	61	33	37	41
Countryside	1,301	48	160	179	65	6	27	16
TOTAL	5,698	393	313	549	416	304	305	426

Table 11: Mid Suffolk net Residential Completions by AMR year and Core Strategy classifications

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015-2016	2016 - 2017	2017-2018
	Urban / rural areas							
Urban	2,192	238	85	162	198	175	104	189
Rural	3,506	155	228	387	218	129	201	237
TOTAL	5,698	393	313	549	416	304	305	426

Table 12: Mid Suffolk completions by location (rural or urban)

Dwellings with planning permission but not started	3,703
Dwellings with planning permission and under construction	454
TOTAL	4,157

Table 13: Dwellings with planning permission but not started or under construction in Mid Suffolk

RESIDENTIAL DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

4.8 Previous AMRs reported on the proportion of all new (gross) dwellings coming forward on previously developed land (PDL). The adopted PDL annual target rates are 45% in Babergh and 50% in Mid Suffolk.

Year	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
BDC – % PDL	66%	61%	55%	62%	41%	41%	31%	29%	37%	59%	50%	49%
MSDC – % PDL¹	Data unavailable								33%	46%	59%	50%

Table 14: Percentage Residential Development on PDL

Note: Percentage based on gross figures for both Babergh and Mid Suffolk

¹ Information on MSDC net residential development on Previously Developed Land (PDL) for the years 2005/2006 to 2013/14 can be found in previous AMR.

HOUSING TRAJECTORY & FIVE-YEAR LAND SUPPLY

- 4.9 The currently adopted National Planning Policy Framework (NPPF) (2012) requires Councils to identify and update on an annual basis a supply of specific deliverable sites sufficient to provide for five years' worth of housing against their identified requirements (paragraph 47). For sites to be considered deliverable they have to be available, suitable, achievable and viable. Beyond that, the NPPF also requires that Councils seek to identify specific developable sites (or broad locations) for long term growth up to 15 years ahead. Paragraph 49 of the NPPF goes on to state that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where policies cannot be considered up to date, the NPPF (paragraph 11) states that planning permission should be granted unless any adverse impacts outweigh the benefits or other policies indicate otherwise, when assessed against the NPPF.
- 4.10 The current NPPF (paragraph 47) also requires an additional buffer to the five-year land supply depending upon the recent performance of housing delivery. Where delivery has been good relative to the local annual target, a 5% additional buffer should be required on top of the baseline 5 year land supply requirement. However, a 20% additional buffer should be applied where persistent under-delivery of housing is identified.
- 4.11 Babergh District Council has identified a housing land supply of 6.7 years based on the Core Strategy housing target. The Council identified a land supply of 5.0 years based on the SHMA housing target. The Council considers the preferred method for appropriately calculating 5 year land supply in Babergh is the Core Strategy based method.
- 4.12 Mid Suffolk District Council has identified a housing land supply of 6.5 years based on the Core Strategy and Core Strategy Focussed Review housing target. The Council identified a land supply of 6.4 years based on the SHMA housing target.
- 4.13 The assumptions and relevant buffers have been identified in Appendix 3 and 4 of this report for both Babergh and Mid Suffolk District Council areas.

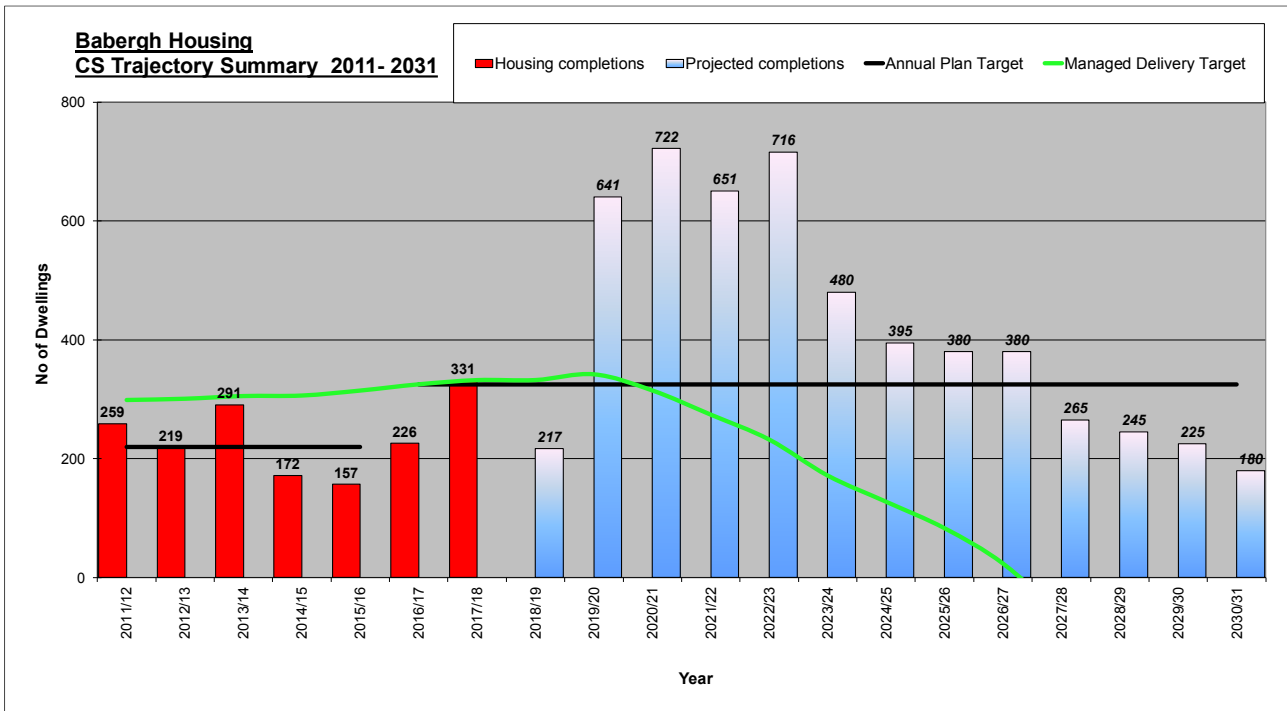


Figure 6: Barbergh Housing Trajectory Summary 2011-2031

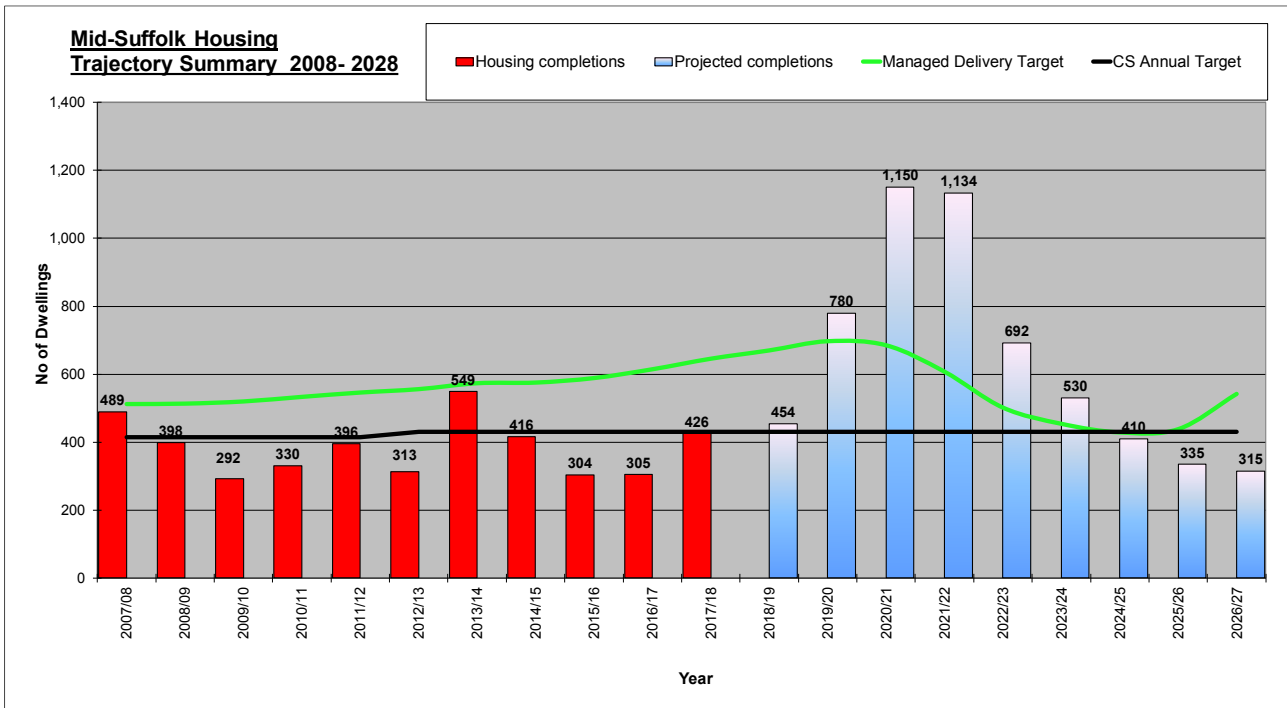


Figure 7: Mid Suffolk Housing Trajectory Summary 2008-2028

SELF-BUILD REGISTER

- 4.14 Since April 2016, Local Authorities (LA's) in England have been required to maintain a register of households who are interested in obtaining a plot of land to build a home of their own ... the 'Self-build Register'. Further legislation came into effect at the end of October 2016 which, amongst other things, requires LA's to have regard to their register when carrying its functions and to grant sufficient 'development permissions' to meet the demand for self-build and custom housebuilding in their area. Babergh & Mid Suffolk are continuing to explore ways in which it can deliver on this.
- 4.15 By the end of March 2018, some 164 households had been entered onto the register. These were split roughly equally between those currently residing in Babergh, in Mid Suffolk, and those residing elsewhere but who wish to relocate to either district. No applications have been received to date from any 'Group' or 'Association'. The reasons given for wanting to 'self-build' vary but, typically, most households indicated that they are looking to move closer to family or friends and/or have use of a property designed to meet their specific or longer term needs. Having a property with higher 'eco-performance' levels also features highly on many people's wish list.
- 4.16 With few exceptions, the majority of applicants indicate that their main interest lies in a 'one-off' self-build project (either a detached house or bungalow) and are wanting a 3 or 4 bed property. At least a half of applicants have a total budget in excess of £250k. Only 7 applicants had a total budget of less than £150k, with a further 20 applicants either saying that they were unsure of what the budget was, or preferred not to say.

SUMMARY AND CONCLUSIONS

Babergh

- Net completions of housing (331) is 102% of the adopted targets.
- Affordable housing accounted for 36% of all net completions.
- 49% of all residential completions (gross) (in 2016/17) were delivered on previously developed land (PDL) which is above the target (45%) set out in the adopted Babergh Core Strategy.
- In Babergh there are 4,377 dwellings with outstanding planning permission which are either not started or under construction
- Babergh District Council identified land supply of 6.7 years based on the Core Strategy housing target. The council identified a land supply of 5.0 years based on the SHMA housing target.

Mid Suffolk

- Net completions of housing (426) is 99% of the adopted targets.
- Affordable housing accounted for 27% of all net new completions.
- 50% of all residential completions (gross) were delivered on previously developed land (PDL) which is on the target (50%) set out in the adopted Core Strategy and Core Strategy Focus Review.
- In Mid Suffolk there are 4,157 dwellings with outstanding planning permission which are either not started or under construction.
- Mid Suffolk District Council identified a land supply of 6.5 years based on the Core Strategy and Core Strategy Focus Review housing target. The council identified a land supply of 6.4 years based on the SHMA housing target.

Overall,

- Both Councils will continue to monitor the delivery of all new homes across the districts against targets set out in the adopted Core Strategies and review what other data should be gathered and reported on.

SECTION 5: MONITORING INDICATORS – ECONOMIC GROWTH

LOCAL EMPLOYMENT AND ECONOMY

- 5.1 The 2011 Census shows that although both districts are mostly rural, only 3.4% of Mid Suffolk's and 2% of Babergh's workforce is employed in agriculture. The sectors that achieve growth in Babergh are tourism; creative industries; food production and related services; hospitality/ leisure. In Mid Suffolk the growth sectors are construction, health, food production and related services (Suffolk's Final Local Economic Assessment 2011, (SFLEA, 2011).
- 5.2 In both Districts a high proportion of all employment enterprises are micro-business's, employing less than 9 employees (89.7% for Babergh and 90% for Mid Suffolk) (Suffolk Observatory 2017).
- 5.3 ONS data (Census 2011) shows that there are 53,065 (Babergh) and 59,436 (Mid Suffolk) economically active people in both districts which, at 73% and 79.7% of the population, is in line with the regional (73.9%) average and slightly higher than the national (70.2%) average. Over the past 5 years the total employment rate² in Babergh remained constant whereas Mid Suffolk recorded a small decline of the total employment rate (Suffolk Observatory 2017).

EMPLOYMENT LAND AND GROWTH

- 5.4 The market for employment land cannot be tested and defined for future needs in the same way as the housing market. Businesses will move to an area if land or premises are available and other local circumstances (such as labour supply and skills, the supply chain and transport) are right. At the same time indigenous businesses may need to expand or relocate to new or larger premises within their local area.
- 5.5 In Babergh three main strategic sites have been allocated - at Sudbury, in Hadleigh and at the Ipswich Fringe. In Mid Suffolk the focus is on six locations; three close to the district's towns (Eye, Needham Market and Stowmarket), plus a further three at Great Blakenham in the Ipswich Policy Area (IPA), Woolpit Business Park in the west of the district and the old airfield on the A140 at Mendlesham.
- 5.6 The Councils have commissioned a significant amount of evidence to underpin the production of the Joint Local Plan, including the Economic Area Sector Needs Assessment (Sept 2017),

² The total Employment rate is relating to the population between 16 and 64 years (working age).
Babergh & Mid-Suffolk Joint Annual Monitoring Report 2017 – 2018

Employment Land Needs Assessment – Ipswich and Waveney Economic Areas (March 2016) and the Ipswich Economic Area Employment Land Supply Assessment (to be published in due course). These documents provide an up-to-date position on the economic context of the districts.

SECTION 6: POLICY MONITORING

- 6.1 The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk Councils on the respective website links below:

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

- 6.2 Monitoring planning policy usage remains a function of the AMR. The tables at Appendix 1 and 2 shows policy usage figures for saved, non-site-specific policies of relevant Plan Documents of both Babergh and Mid Suffolk. The lists refer to the 2006 Babergh Local Plan Saved Policies and Babergh Core Strategy (2014) policies as well as the 1998 Mid Suffolk Local Plan Saved Policies, Mid Suffolk Core Strategy (2008), Mid Suffolk Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies.
- 6.3 The two Councils are in the process of producing a new Joint Local Plan which will include a review process of all currently adopted planning policies for the Babergh and Mid Suffolk areas. Upon adoption, the Joint Local Plan will entirely supersede and replace all current Babergh and Mid Suffolk planning policies. The new Joint Local Plan is anticipated to be kept under review at least every 5 years.

APPENDICES

APPENDIX 1: SAVED 2006 BABERGH LOCAL PLAN AND BABERGH CORE STRATEGY (2014) AND POLICIES USED IN DETERMINING PLANNING APPLICATIONS

Policy Code	Total GTD	Total REF	Total
CL02	1	0	1
CL06	41	1	42
CL18	1	0	1
CN01	809	67	876
CN03	7	1	8
CN04	3	0	3
CN06	295	39	334
CN08	199	23	222
CN14	2	0	2
CR02	77	6	83
CR04	65	10	75
CR07	36	5	41
CR08	11	0	11
CR10	13	1	14
CR13	1	0	1
CR18	10	0	10
CR19	21	3	24
CS01	5	0	5
CS01	271	37	308
CS02	9	0	9
CS02	175	36	211
CS03	5	2	7
CS03	87	19	106
CS04	2	0	2
CS05	25	0	25
CS05	1	0	1
CS06	1	0	1
CS10	1	0	1
CS11	58	16	74
CS12	9	1	10
CS13	18	0	18
CS14	7	1	8
CS15	284	34	318
CS16	16	1	17
CS17	44	3	47
CS18	51	10	61
CS19	14	4	18
CS20	1	0	1
CS21	14	3	17
EM02	7	0	7
EM06	1	0	1
EM08	3	0	3
EM12	0	1	1
EM17	1	0	1
EM20	18	2	20
EM24	26	2	28

Policy Code	Total GTD	Total REF	Total
EN22	3	1	4
FC01	29	4	33
FC01_1	26	1	27
GP01	17	0	17
H09	1	0	1
H15	7	2	9
H16	24	2	26
H17	10	2	12
H18	24	2	26
HB01	20	2	22
HB03	4	2	6
HB04	6	2	8
HB05	2	2	4
HB08	5	0	5
HB10	1	0	1
HD05	1	0	1
HS05	15	1	16
HS18	1	0	1
HS21	0	1	1
HS28	64	15	79
HS31	4	3	7
HS32	7	1	8
HS33	368	11	379
HS35	8	1	9
HS39	2	0	2
NDPEBE	8	2	10
NDPLAV	5	1	6
NDPLAW	1	0	1
NPPF	803	65	868
RE06	3	0	3
RE18	1	0	1
SB02	4	0	4
SD01	5	0	5
SD02	1	1	2
SD03	1	1	2
SD04	2	1	3
SD08	1	0	1
SD11	1	0	1
SD13	1	0	1
T09	3	0	3
T10	1	0	1
TP15	140	29	169
TP19	0	1	1

APPENDIX 2: SAVED LOCAL PLAN (1998), CORE STRATEGY (2008), CORE STRATEGY FOCUSED REVIEW (2012) AND STOWMARKET AREA ACTION PLAN (2013) POLICIES USED IN DETERMINING PLANNING APPLICATIONS - MID SUFFOLK DISTRICT COUNCIL

Policy Code	Total GTD	Total REF	Total
CL02	40	12	52
CL03	2	0	2
CL05	7	7	14
CL06	41	5	46
CL08	77	29	106
CL09	3	0	3
CL11	8	2	10
CL12	1	0	1
CL13	10	0	10
CL14	8	0	8
CL15	4	0	4
CL17	3	1	4
CL18	3	1	4
CL20	1	0	1
CL21	6	0	6
CL22	3	0	3
CN01	24	0	24
CN06	6	0	6
CN08	1	0	1
CS01	188	57	245
CS02	190	54	244
CS03	27	5	32
CS04	39	18	57
CS05	581	99	680
CS06	27	9	36
CS07	4	3	7
CS09	32	9	41
CS10	1	0	1
CS12	3	2	5
CS15	7	0	7
E02	6	2	8
E03	3	0	3
E04	12	2	14
E05	5	0	5
E06	6	2	8
E07	2	0	2
E08	17	0	17
E09	9	1	10
E10	9	1	10
E11	3	0	3
E12	15	1	16
FC01	683	106	789
FC01_1	613	101	714
FC02	24	11	35
FC03	10	2	12
GP01	699	110	809

Policy Code	Total GTD	Total REF	Total
GP02	1	2	3
H02	10	3	13
H03	55	24	79
H04	10	7	17
H07	42	31	73
H08	8	1	9
H09	28	4	32
H10	7	7	14
H11	2	1	3
H13	99	39	138
H14	17	9	26
H15	269	61	330
H16	666	86	752
H17	306	45	351
H18	395	22	417
H19	15	1	16
HB01	364	62	426
HB02	15	2	17
HB03	99	18	117
HB04	78	7	85
HB05	36	12	48
HB06	10	1	11
HB08	100	18	118
HB09	13	3	16
HB10	8	3	11
HB13	11	5	16
HB14	12	6	18
HS31	1	0	1
HS33	16	0	16
NDPDIS	2	0	2
NDPELM	1	0	1
NDPMEN	3	0	3
NDPWOO	1	0	1
NPPF	913	124	1,037
RT01	6	0	6
RT04	3	4	7
RT06	3	0	3
RT10	2	0	2
RT12	36	7	43
RT16	12	1	13
RT17	6	1	7
RT18	4	0	4
RT19	6	0	6
S05	1	0	1
S07	0	2	2
S08	3	3	6
S09	1	4	5
S10	1	0	1
S11	1	0	1
SAAP	7	0	7
SB02	108	36	144
SB03	5	5	10

Policy Code	Total GTD	Total REF	Total
SC02	0	1	1
SC03	2	0	2
SC04	4	2	6
SC07	1	0	1
SC09	0	1	1
SC10	3	0	3
SDA01	2	0	2
SDA02	2	0	2
SDA03	2	0	2
SDA04	2	0	2
SDA05	1	0	1
SDA06	2	0	2
SDA07	1	0	1
SDA08	2	0	2
SP10_1	0	1	1
SP10_3	1	2	3
SP11_1	1	3	4
SP4_01	1	3	4
SP4_02	1	3	4
SP5_01	0	1	1
SP6_01	1	2	3
SP6_04	1	2	3
SP6_05	1	0	1
SP6_10	1	0	1
SP7_08	0	1	1
SP8_01	1	3	4
SP8_02	0	1	1
SP9_01	0	1	1
SP9_05	1	3	4
SPGFERS	1	0	1
SPGHOX	1	0	1
SPGR	1	0	1
T02	2	2	4
T04	1	0	1
T07	1	1	2
T09	132	35	167
T10	184	60	244
T11	3	2	5
T12	1	0	1
TP15	1	0	1



Babergh District Council

5 year housing land supply position statement

July 2018

INTRODUCTION

The [National Planning Policy Framework \(NPPF\)](#) requires Councils to identify and update on an annual basis a supply of specific deliverable sites sufficient to provide for five years worth of housing provision against identified requirements (paragraph 47). For sites to be considered deliverable they have to be available, suitable, achievable and viable.

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where policies cannot be considered up-to-date, the NPPF cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted.

In accordance with current [National Planning Policy Guidance paragraph 030 \(Reference ID: 3-030-20140306\)](#) the starting point for calculating the 5 year land supply should be the housing requirement figures in up-to-date adopted Local Plans. It goes on to state that *'...considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light....Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints...'*

The Council published the [Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment \(SHMA\)](#) in May 2017 which was important new evidence for the emerging Babergh and Mid Suffolk Joint Local Plan. The 2017 Housing Land Supply position statement (published in June 2017) presented assessments of the Housing Land Supply using both the adopted Core Strategy and the SHMA to set the housing requirement. At that time it was expected that the SHMA would be further considered and tested as the emerging Joint Local Plan progressed. However, the Government has now indicated through the [draft revised NPPF consultation proposals](#) that *'strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance – unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals.'* Upon the final publication of the revised NPPF and updated national planning guidance (currently expected in summer 2018), the Council will need to re-calculate and publish a 5 year land supply position based upon the prescribed methodology to inform the emerging Joint Local Plan. In the meantime, the Council therefore considers the land

supply calculation from the SHMA based methodology, to have limited weight due to the likelihood that it will not be tested for overall Objectively Assessment Need requirements through the emerging Babergh and Mid Suffolk Joint Local Plan Examination.

A summary of the Babergh 5 year land supply position is:

- i. Core Strategy based supply for 2018 to 2023 = 6.7 years**
- ii. SHMA based supply for 2018 to 2023 = 5.0 years**

The land supply position based upon the post-NPPF adopted Core Strategy is preferred as an appropriate methodology.

Babergh Core Strategy based assessment 2018 - 2023

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2018. The period of 5 year supply review is 2018/19 to 2022/23.
- CS annual dwellings target is 220 dwellings for years 2011 to 2016 and 325 dwellings for years 2016 to 2031.
- The CS based 5 year period baseline target is = 1,625 (325 x 5).
- Total new housing completions since the CS plan start year (2011) = 1,655
- Undersupply has been calculated against housing delivery performance since the CS plan start year (2011). Total cumulative shortfall to date is -95 dwellings (1,750 housing target - 1,655 completions delivery).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 4,246 dwellings (rounded), of which 832 dwellings (rounded) are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 60 dwellings/yr (taken from draft SHELAA August 2017) has been applied from year 4 of the assessment.
- A 10% lapse rate has been applied to sites with planning permission or under construction.
- The deliverability of sites has been assessed having regard to the tests of availability, suitability, achievability, and viability in line with the guidance in the NPPF.
- The fundamental approach to identifying land supply outlined above has remained consistent with recent published position statements. However, additional information has been set out in the land supply trajectory table to assist with the presentation of the conclusions of the assessment.

SUMMARY OF CS BASED 5 YEAR LAND SUPPLY CALCULATION

Babergh Land supply targets and buffers 2018/19 - 2022/23			
	actual		
a	Land supply 2018-2023	2,777	
b	CS Base Target	1,625	
c	CS Plan Undersupply (2017/18)	-95	
d	Adjusted 5 year target	1720	(b + c)
e	5% Buffer	86	(d x 0.05)
f	Total adjusted target + 5% buffer	1806	(d+e)
g	Adjusted target + 5% annual figure	361	(f / 5)
h	5 year supply +5% (years)	7.7	(a / g)
i	20% Buffer	344	(d x 0.20)
j	Total adjusted target + 20% buffer	2064	(d + i)
k	Adjusted target + 20% annual figure	413	(j / 5)
l	5 year supply +20% (years)	6.7	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

	Babergh Land supply 2018/2019 - 2022/23	actual
a	No permission / allocated sites	40
b	S106 to Sign	251
c	Application	0
d	Permission outline	393
e	Permission full	632
f	In construction	679
g	Windfall and small sites	952
h	Permitted sites (d+e+f) minus 10% for lapse rate	1,534
i	Total Supply (a+b+c+g+h)	2,777

WHAT ARE THE COUNCIL ACTIONS?

The [Housing White Paper \(Feb 2017\)](#) makes reference, through the proposed 'deliverability test', that Council's unable to meet the delivery targets, will in the future be required to produce and publish an 'action plan'. The action plan should set out the Council's understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track.

The Council is already undertaking positive measures to improve the 5 year land supply position which includes significant progress on the emerging Joint Local Plan and evidence base, working positively with communities producing Neighbourhood Plans, undertaking Council-led housing schemes, seeking to resolve issues which may be 'blocking' sites from being implemented, and reviewing relevant planning applications where circumstances have changed.

Babergh SHMA based assessment 2018 – 2023

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2018. The period of 5 year supply review is 2018/19 to 2022/23.
- SHMA annual dwellings target is 355 dwellings for period between 2014 to 2036 (355 x 5 = 1,775)
- Total new housing completions since the SHMA start year (2014) = 886
- Undersupply has been calculated against housing delivery performance since the SHMA start year (2014). Total cumulative shortfall to date is -534 dwellings (1,420 housing target - 886 completions delivery).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 4,246 dwellings, of which 832 dwellings are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 60 dwellings/yr (taken from draft SHELAA August 2017) has been applied from year 4 of the assessment.
- A 10% lapse rate has been applied to sites with planning permission or under construction.
- The deliverability of sites has been assessed having regard to the tests of availability, suitability, achievability, and viability in line with the guidance in the NPPF.
- The fundamental approach to identifying land supply outlined above has remained consistent with recent published position statements. However, additional information has been set out in the land supply trajectory table to assist with the presentation of the conclusions of the assessment.

SUMMARY OF SHMA BASED 5 YEAR LAND SUPPLY CALCULATION

Babergh Land supply targets and buffers 2018/19 - 2022/23			
		actual	
a	Land supply 2018-2023	2,777	
b	SHMA Base Target	1,775	
c	SHMA Plan Undersupply (2017/18)	-534	
d	Adjusted 5 year target	2309	(b + c)
e	5% Buffer	115	(d x 0.05)
f	Total adjusted target + 5% buffer	2424	(d+e)
g	Adjusted target + 5% annual figure	485	(f / 5)
h	5 year supply +5% (years)	5.7	(a / g)
i	20% Buffer	462	(d x 0.20)
j	Total adjusted target + 20% buffer	2771	(d + i)
k	Adjusted target + 20% annual figure	554	(j / 5)
l	5 year supply +20% (years)	5.0	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

	Babergh Land supply 2018/2019 - 2022/23	actual
a	No permission / allocated sites	40
b	S106 to Sign	251
c	Application	0
d	Permission outline	393
e	Permission full	632
f	In construction	679
g	Windfall and small sites	952
h	Permitted sites (d+e+f) minus 10% for lapse rate	1,534
i	Total Supply (a+b+c+g+h)	2,777

BABERGH HOUSING LAND SUPPLY TRAJECTORY TABLE

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
Permission outline, DC/17/02751/OUT	Land South East Of Barrow Hill, Acton, CO10 0AS	Acton	W	100	0	100	Y	Y	Y	Discharging conditions. Expected delivery in 5 years	100	0	0
Permission full, DC/17/06170/RES	Land North Of The Hollies, The Street, Assington	Assington	W	10	0	10	Y	Y	Y	Discharging conditions. Expected delivery in 5 years	10	0	0
Permission full, B/17/00003/FUL	Oakleigh, Capel Road, Bentley, IP9 2DW	Bentley	W	16	0	16	Y	Y	Y	Expect delivery in 5 years	16	0	0
Permission full, B/15/01433/OUT	Land East of Artiss Close & Rotherham Road	Bildeston	W	48	0	48	Y	Y	N	Expect part delivery in 5 years	38	10	0
Permission full, B/16/01493/OFDW	Britannia House, Factory Lane	Brantham	W	21	0	21	Y	Y	N	Not currently achievable. further PNA app for 28 units recently dismissed at Appeal	0	0	21
Permission full, B/15/01737/FUL	Land North of Windyridge, Brantham Hill	Brantham	W	13	0	13	Y	Y	Y	Discharging conditions. Expected delivery in 5 years	13	0	0
Permission full, B/15/00263	Brantham Regeneration Strategic Site	Brantham	A	320	0	320	Y	Y	N	Discharging conditions. Long term delivery expected (part in 5 years)	140	180	0
Permission full, B /17/00122/FUL	Land North And West Of Capel Community Church, Days Road	Capel St Mary	W	97	0	97	Y	Y	Y	Discharging conditions. Expected delivery in 5 years	97	0	0
In construction, B/14/00100/OUT	Land W of Pine Dell & Ashcroft, London Road	Capel St Mary	W	24	0	24	Y	Y	Y	Discharging conditions. Expected delivery in 5 years	24	0	0
S106 to Sign, DC/17/05332	Land north west of MacKenzie Place	Cockfield	W	51	0	51	Y	Y	Y	Resolution to grant, subject to S106 at committee on 21/03/2018	51	0	0
Permission full, B/16/00802/FUL	Football Ground North East of Elm Lane	Copdock & Washbrook	W	15	0	15	Y	Y	Y	Expect delivery in 5 years	15	0	0
Permission full, B/15/00673	High Tree Farm, Moores Lane	East Bergholt	W	144	0	144	N	Y	Y	Scheme subject to legal challenge - due to be heard Oct 2018	0	0	0
Permission outline, B/16/01092/OUT	Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt	East Bergholt	W	75	0	75	N	Y	Y	Scheme subject to legal challenge - due to be heard Oct 2018	0	0	0

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
Permission full, B/15/01678/FUL	Land South of Gatton House	East Bergholt	W	10	0	10	N	Y	Y	Scheme subject to legal challenge - due to be heard Oct 2018	0	0	0
S106 to Sign, B/17/01009/OUT	Land south east of Hadleigh Road	Elmsett	W	41	0	41	Y	Y	Y	Resolution to grant, subject to S106 at committee on 25/10/2017	41	0	0
Permission full, B/17/01014/RES (B/14/00468/OUT)	Silk Factory, Chequers Lane	Glemsford	W	10	0	10	Y	Y	Y	Expect delivery in 5 years	10	0	0
In construction, Policy HS17 [B/14/00804]	Land East of Carson's Drive	Gt Cornard	A	166	0	166	Y	Y	Y	Discharging conditions / in construction	166	0	0
In construction, B/13/00113/OUT	Guilford Europe	Gt Cornard	W	112	10 5	7	Y	Y	Y	Under construction. Expect delivery in 5 years	7	0	0
No permission, Allocation Policy HS11	Head Lane	Gt Cornard	A	30	0	30	Y	Y	N	No currently known further progress towards an application	0	0	30
No permission, Allocation CS6, DC/17/03902	Strategic Allocation - Hadleigh East	Hadleigh	A	250	0	250	Y	Y	N	Application for 171 starter homes awaiting determination. Long term delivery expected.	40	210	0
In construction, B/16/00760	Former Brett Works and 109 High Street	Hadleigh	W	66	1	65	Y	Y	Y	Discharging conditions / Under construction. Expect delivery in 5 years	65	0	0
Permission full, B/16/00903	Land north of Castle Road	Hadleigh	W	14	0	14	Y	Y	Y	Expect delivery in 5 years	14	0	0
In construction, DC/17/03523 & B/06/00330/RES	Former Hadleigh Building Supplies, Benton Street	Hadleigh	W	11	0	11	Y	Y	Y	Under construction. Non-material ammendment approved Nov 2017	11	0	0
Permission outline, DC/17/03982/OUT	Land To The East Of Duke Street And North Of Red House Cottages, Hintlesham	Hintlesham	W	11	0	11	Y	Y	Y	Expect delivery in 5 years	11	0	0
In construction, B/14/01288/FUL	Land East of Ipswich Road	Holbrook	W	78	27	51	Y	Y	Y	In construction. Expect delivery in 5 years.	51	0	0
Permission outline, B /16/00437/OUT	Land Off Norman Way	Lavenham	W	25	0	25	Y	Y	Y	Expect delivery in 5 years	25	0	0
Permission outline, DC/17/03100/OUT	Land South Of Howlett Of Lavenham, Melford Road, Lavenham	Lavenham	W	25	0	25	Y	Y	Y	Expect delivery in 5 years	25	0	0

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
Permission full, DC/17/04024/FUL	Land Adjacent To Bear's Lane, Lavenham	Lavenham	W	24	0	24	Y	Y	Y	Expect delivery in 5 years	24	0	0
In construction, B/16/01559/FUL	Former Highways Depot, Melford Road	Lavenham	W	18	0	18	Y	Y	Y	Discharging conditions / Under construction. Expect delivery in 5 years	18	0	0
In construction, B/15/00180/OUT - B/16/01581/FUL	Land North of Ropers Lane, Rodbridge Hill	Long Melford	W	77	0	77	Y	Y	Y	In construction. minor amendments approved Feb 2018	77	0	0
In construction, B/16/00777/FUL	Land On The South Side Of, Bull Lane, Long Melford	Long Melford	W	71	0	71	Y	Y	Y	Discharging conditions. Expect delivery in 5 years.	71	0	0
In construction, B/15/01043/FUL (and DC/17/05793/FUL)	Former Fleetwood Caravan Site, Hall Street	Long Melford	W	48	0	48	Y	Y	Y	Under construction. Expect delivery in 5 years	48	0	0
Permission outline, B/16/01718/OUT	Former Monks Eleigh Controlled School, Churchfield, Monks Eleigh, Colchester, IP7 7JH	Monks Eleigh	W	17	0	17	Y	Y	Y	Expect delivery in 5 years	17	0	0
Permission full, B/16/01038/FUL	Red House Farm, Sudbury Road, Newton, CO10 0QH	Newton	W	10	0	10	Y	Y	Y	Allowed on Appeal Nov 2017. Expect delivery in 5 years	10	0	0
Permission outline, B/14/01377/OUT	Belstead House, Sprites Lane	Pinewood	W	155	0	155	Y	Y	N	Part delivery expected in 5 years	80	75	0
Permission full, B/12/00500/FUL	Former HMS Ganges	Shotley	W	285	0	285	Y	Y	N	Discharging conditions. However viability a concern as recent HIF bid to Government failed. Part delivery expected in 5 years	60	225	0
In construction, B/91/00723/OUT & B/06/00606/ROC	Shotley Marina	Shotley	W	131	0	131	Y	Y	N	Infrastructure link road recently constructed. Part delivery expected in 5 years.	81	50	0
Permission full, B/13/01384/FUL	Shotley Marina Ltd, King Edward VII Drive, Shotley	Shotley	W	19	0	19	Y	Y	Y	Expect delivery in 5 years	19	0	0
In construction, B/07/01648 and B/15/01672/FUL	Former Shotley Lodge	Shotley	W	12	0	12	Y	Y	Y	Expect delivery in 5 years	12	0	0

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
S106 to Sign, B/15/00993	Strategic Allocation - Wolsey Grange	Sproughton	A	475	0	475	Y	Y	N	Confirmed extension of PPA deadline until August - scheme awaiting S106 sign off by all parties. Part delivery in 5 years.	145	250	80
Permission full, Policy HS24, B/11/00745/OUT, B/16/01216/FUL	Land off Church Lane	Sproughton	A	30	0	30	Y	Y	Y	Discharging conditions. Expect delivery in 5 years.	30	0	0
Permission outline, B/15/00029/OUT	Russetts, Hadleigh Road	Sproughton	W	15	0	15	Y	Y	Y	Expect delivery in 5 years	15	0	0
Permission full, DC/18/01181/OFD W & B /16/01469/OFD	Geest House, Hadleigh Road	Sproughton	W	15	0	15	Y	Y	Y	Prior approval previously granted, new application to reduce scheme to 13 units.	15	0	0
In construction, B/14/00636/FUL	Greenway Homes, Sproughton House, High Street	Sproughton	W	12	7	5	Y	Y	Y	Under construction. Expect delivery in 5 years	5	0	0
S106 to Sign, DC/17/02111/OUT	land adjacent to village hall, Manningtree Road	Stutton	W	14	0	14	Y	Y	Y	Resolution to grant, subject to S106 at committee on 07/02/2018	14	0	0
Permission outline, Allocation CS4, B/15/01718/OUT	Strategic Allocation - Chilton Woods	Sudbury	A	1150	0	1150	Y	Y	N	Recently permitted. No O/L progress known at present. Long term delivery expected.	100	350	700
No permission, Allocation CS5	Land East of Sudbury	Sudbury	A	500	0	500	Y	Y	N	Allocated for mid-long term delivery	0	250	250
In construction, Policy HS14 (B/14/01520)	Harp Close Meadow [People's Park], Waldingfield Rd	Sudbury	A	100	99	1	Y	Y	Y	In construction	1	0	0
In construction, Policy SD13 [B/14/00499]	Walnut-tree Hospital	Sudbury	A	49	7	42	Y	Y	Y	Expect delivery in 5 years	42	0	0
Permission full, DC/17/04326/RES (B/13/00917/OUT)	Land east of Bulmer Road	Sudbury	W	43	0	43	Y	Y	Y	Expect delivery in 5 years	43	0	0
Permission full, DC/17/04796/OFD W	Sulby House, North Street	Sudbury	W	39	0	39	Y	Y	Y	Expect delivery in 5 years	39	0	0

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
Permission outline, B/17/01023/OUT	Crown Building, Newton Road, Sudbury, CO10 2RL	Sudbury	W	20	0	20	Y	Y	Y	Expect delivery in 5 years	20	0	0
Permission full, B/16/01670/FUL	Easterns, 31 Station Road	Sudbury	W	15	0	15	Y	Y	Y	Expect delivery in 5 years	15	0	0
Permission full, B/14/00585/FUL	St Leonard's Hospital	Sudbury	W	12	0	12	Y	Y	Y	Expect delivery in 5 years	12	0	0
Permission full, B/15/00625/FUL	Sudbury Hall, Melford Road	Sudbury	W	12	0	12	Y	Y	Y	Expect delivery in 5 years	12	0	0
Windfall, n/a	small sites (<10 dwellings)			832	0	832	Y	Y	Y	-	832	0	0
Windfall, n/a	Future Windfall estimate		W	0	0	0	Y	Y	Y	Rate identified from SHELAA evidence	120	300	480
TOTALS											2947	1900	1561

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Mid Suffolk District Council

5 year housing land supply position statement

July 2018

INTRODUCTION

The [National Planning Policy Framework \(NPPF\)](#) requires Councils to identify and update on an annual basis a supply of specific deliverable sites sufficient to provide for five years worth of housing provision against identified requirements (paragraph 47). For sites to be considered deliverable they have to be available, suitable, achievable and viable.

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where policies cannot be considered up-to-date, the NPPF cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted.

In accordance with current [National Planning Policy Guidance paragraph 030 \(Reference ID: 3-030-20140306\)](#) the starting point for calculating the 5 year land supply should be the housing requirement figures in up-to-date adopted Local Plans. It goes on to state that *'...considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light....Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints...'*

The Council published the [Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment \(SHMA\)](#) in May 2017 which was important new evidence for the emerging Babergh and Mid Suffolk Joint Local Plan. The 2017 Housing Land Supply position statement (published in June 2017) presented assessments of the Housing Land Supply using both the adopted Core Strategy and the SHMA to set the housing requirement. At that time it was expected that the SHMA would be further considered and tested as the emerging Joint Local Plan progressed. However, the Government has now indicated through the [draft revised NPPF consultation proposals](#) that *'strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance – unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals.'* Upon the final publication of the revised NPPF and updated national planning guidance (currently expected in summer 2018), the Council will need to re-calculate and publish a 5 year land supply position based upon the

prescribed methodology to inform the emerging Joint Local Plan. In the meantime, the Council therefore considers the land supply calculation from the SHMA based methodology, to have limited weight due to the likelihood that it will not be tested for overall Objectively Assessed Need requirements through the emerging Babergh and Mid Suffolk Joint Local Plan Examination. However, in either method the Council can demonstrate a greater than 5 year land supply.

A summary of the Mid Suffolk 5 year land supply position is:

- iii. Core Strategy based supply for 2018 to 2023 = 6.5 years**
- iv. SHMA based supply for 2018 to 2023 = 6.4 years**

For determining relevant planning applications, it will be for the decision taker to consider appropriate weight to be given to these assessments and the relevant policies of the development plan.

Mid Suffolk Core Strategy based assessment 2018 - 2023

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2018. The period of 5 year supply review is 2018/19 to 2022/23.
- CS annual dwellings target is 430 dwellings per annum.
- The CS based 5 year period baseline target is = 2,150 (430 x 5).
- Total new housing completions since the CS plan start year (2008) = 4,218
- Undersupply has been calculated against housing delivery performance since the CS plan start year (2008). Total cumulative shortfall to date is -437 dwellings (4,655 housing target – 4,218 completions delivery).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 4,157 dwellings, of which 858 dwellings are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 115 dwellings/yr (taken from draft SHELAA August 2017) has been applied from year 4 of the assessment.
- A 10% lapse rate has been applied to sites with planning permission or under construction.
- The deliverability of sites has been assessed having regard to the tests of availability, suitability, achievability, and viability in line with the guidance in the NPPF.
- The fundamental approach to identifying land supply outlined above has remained consistent with recent published position statements. However, additional information has been set out in the land supply trajectory table to assist with the presentation of the conclusions of the assessment.

SUMMARY OF CS BASED 5 YEAR LAND SUPPLY CALCULATION

Mid-Suffolk Land supply targets and buffers 2018/19 - 2022/23			
		actual	
a	Land supply 2018-2023	4,041	
b	CS Base Target	2,150	
c	CS Plan Undersupply (2017/18)	-437	
d	Adjusted 5 year target	2,587	(b + c)
e	5% Buffer	129	(d x 0.05)
f	Total adjusted target + 5% buffer	2716	(d+e)
g	Adjusted target + 5% annual figure	543	(f / 5)
h	5 year supply +5% (years)	7.4	(a / g)
i	20% Buffer	517	(d x 0.20)
j	Total adjusted target + 20% buffer	3104	(d + i)
k	Adjusted target + 20% annual figure	621	(j / 5)
l	5 year supply +20% (years)	6.5	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

	Mid Suffolk Land supply 2018/2019 - 2022/23	actual
a	No permission / allocated sites	70
b	S106 to Sign	704
c	Application	0
d	Permission outline	1,157
e	Permission full	305
f	In construction	959
g	Windfall and small sites	1,088
h	Permitted sites (d+e+f) minus 10% for lapse rate	2,179
i	Total Supply (a+b+c+g+h)	4,041

WHAT ARE THE COUNCIL ACTIONS?

The [Housing White Paper \(Feb 2017\)](#) makes reference, through the proposed 'deliverability test', that Council's unable to meet the delivery targets, will in the future be required to produce and publish an 'action plan'. The action plan should set out the Council's understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track.

The Council is already undertaking positive measures to improve the 5 year land supply position which includes significant progress on the emerging Joint Local Plan and evidence base, working positively with communities producing Neighbourhood Plans, undertaking Council-led housing schemes, seeking to resolve issues which may be 'blocking' sites from being implemented, and reviewing relevant planning applications where circumstances have changed.

Mid Suffolk SHMA based assessment 2018 – 2023

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2018. The period of 5 year supply review is 2018/19 to 2022/23.
- SHMA annual dwellings target is 452 dwellings for period between 2014 to 2036 (452 x 5 = 2,260)
- Total new housing completions since the SHMA start year (2014) = 1,451
- Undersupply has been calculated against housing delivery performance since the SHMA start year (2014). Total cumulative shortfall to date is -357 dwellings (1,808 housing target – 1,451 completions delivery).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 4,157 dwellings, of which 858 dwellings are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 115 dwellings/yr (taken from draft SHELAA August 2017) has been applied from year 4 of the assessment.
- A 10% lapse rate has been applied to sites with planning permission or under construction.
- The deliverability of sites has been assessed having regard to the tests of availability, suitability, achievability, and viability in line with the guidance in the NPPF.
- The fundamental approach to identifying land supply outlined above has remained consistent with recent published position statements. However, additional information has been set out in the land supply trajectory table to assist with the presentation of the conclusions of the assessment.

SUMMARY OF SHMA BASED 5 YEAR LAND SUPPLY CALCULATION

Mid-Suffolk Land supply targets and buffers 2018/19 - 2022/23			
	actual		
a	Land supply 2018-2023	4,041	
b	SHMA Base Target	2,260	
c	SHMA Plan Undersupply (2017/18)	-357	
d	Adjusted 5 year target	2,617	(b + c)
e	5% Buffer	131	(d x 0.05)
f	Total adjusted target + 5% buffer	2748	(d+e)
g	Adjusted target + 5% annual figure	550	(f / 5)
h	5 year supply +5% (years)	7.4	(a / g)
i	20% Buffer	523	(d x 0.20)
j	Total adjusted target + 20% buffer	3140	(d + i)
k	Adjusted target + 20% annual figure	628	(j / 5)
l	5 year supply +20% (years)	6.4	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

	Mid Suffolk Land supply 2018/2019 - 2022/23	actual
a	No permission / allocated sites	70
b	S106 to Sign	704
c	Application	0
d	Permission outline	1,157
e	Permission full	305
f	In construction	959
g	Windfall and small sites	1,088
h	Permitted sites (d+e+f) minus 10% for lapse rate	2,179
i	Total Supply (a+b+c+g+h)	4,041

MID SUFFOLK HOUSING LAND SUPPLY TRAJECTORY TABLE

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
Permission outline, 3270/16	Land adjacent Wyverstone Road (opposite school)	Bacton	W	64	0	64	Y	Y	N	Awaiting detailed application. Part delivery in 5 years expected	40	24	0
Permission outline, 0764/15	Land on the west side of Broad Road, (North-East of Pine View),	Bacton	W	47	0	47	Y	Y	N	Agent reports viability challenges. Awaiting detailed application. Part delivery in 5 years expected.	30	17	0
In construction, 4070/16 (1681/15 / 1008/11) 3035/17	Land adjacent to Donard, Back Lane (Land at Broadway, Back Lane)	Badwell Ash	W	17	0	17	Y	Y	Y	Delivery expected within 5 years.	17	0	0
Permission full, 0191/17/FUL	Land rear of De Saumarez Drive	Barham	W	23	0	23	Y	Y	Y	Site being marketed	23	0	0
Permission full, 0928/17/FUL	Land at Norwich Road (adjacent to Henry VIII farmhouse)	Barham	W	10	0	10	Y	Y	Y	Delivery expected within 5 years.	10	0	0
S106 to Sign, 0460/17/OUT	land at Back Hills	Botesdale	W	40	0	0	Y	Y	Y	Resolution to grant, subject to S106 at committee on 23/08/2017	40	0	0
Permission full, 2700/12 OL/Full	Land at the former Scotts/Fisons site, Paper Mill Lane	Bramford	W	172	0	172	Y	Y	N	Stalled due to viability concerns. Recent HIF bid to Government failed	0	120	52
In construction, 0156/17 RM (OL2986/15)	Land adjacent to Bramford Playing Field, The Street	Bramford	W	130	0	130	Y	Y	Y	In construction. Expect delivery in 5 years	130	0	0
Permission outline, 0408/17	By-Pass Nurseries, Bramford Road	Bramford	W	20	0	20	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	20	0	0
Permission outline, 1492/15/OUT SAAP Allocation Policy 6.20	Farrier Road (allocation) (Phase 2)	Combs	A	110	0	110	Y	Y	N	Awaiting detailed application. Part delivery in 5 years expected	60	50	0
In construction, 1492/15/FUL SAAP Allocation Policy 6.20	Farriers Road (allocation) (Phase 1)	Combs	A	75	31	44	Y	Y	Y	In construction. Expect delivery in 5 years	44	0	0

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
Permission outline, 4188/15/OUT	J. Breheny Contractors Ltd. Flordon Road	Creeting St. Mary	W	52	0	52	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	52	0	0
Permission outline, 4911/16/OUT	Land adjacent to Wetherden Road	Elmswell	W	240	0	240	Y	Y	N	Anticipate submission of reserved matters and discharge of conditions soon. Part delivery in 5 years expected	145	95	0
In construction, RM 3918/15 (OL 846/13)	Former Grampian Harris site, St. Edmunds Drive	Elmswell	W	184	20	170	Y	Y	Y	In construction. Expect delivery in 5 years	170	0	0
S106 to Sign, 0210/17	Land east of Ashfield Road	Elmswell	W	106	0	106	Y	Y	N	Resolution to grant, subject to S106 at committee on 01/11/2017. Part delivery expected in 5 years	60	46	0
Permission outline, 3469/16/OUT	Land to the east of Borley Crescent	Elmswell	W	60	0	60	Y	Y	N	Awaiting detailed application. Part delivery in 5 years expected	50	10	0
Permission outline, 3563/15/OUT	Land South of Eye Airfield, Castleton Way	Eye	A	280	0	280	Y	Y	N	Awaiting detailed application. Part delivery in 5 years expected	65	200	15
Permission outline, 4410/16	Land and Buildings at Red House Farm, Priory Road	Fressingfield	W	28	0	28	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	28	0	0
S106 to Sign, 3872/16/OUT & 0846/15	Land south west of School Lane	Fressingfield	W	18	0	18	Y	Y	Y	Revised application awaiting determination. Expected delivery in 5 years.	18	0	0
Permission outline, 0294/15/OUT & DC/17/06092	Land to rear of West View Gardens (Thornham Road)	Gislingham	W	40	0	40	Y	Y	Y	Reserved matters application submitted. Expect delivery in 5 years	40	0	0
In construction, 3310/14 (3489/09)	Former Masons Cement Works	Great Blakenham	W	426	273	153	Y	Y	Y	In construction. Expect delivery in 5 years	153	0	0
Permission outline, 2022/16	Land on west side of Stowmarket Road	Great Blakenham	W	130	0	130	Y	Y	Y	Reserved matters application expected soon. Expect completion in 5 years	130	0	0
Permission full, DC/17/04375 & 3079/15	Land at Mill Road (south side of 13 Noyes Avenue)	Laxfield	W	12	0	12	Y	Y	Y	Discharging conditions. Expect delivery in 5 years	12	0	0
Permission outline, 3642/16 & DC/17/06283	Land on west side of Bickers Hill Road	Laxfield	W	10	0	10	Y	Y	Y	Reserved matters application submitted. Expect delivery in 5 years	10	0	0
Permission outline, 5013/16/OUT	Land at Bullocks Farm, Earlsford Road	Mellis	W	10	0	10	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	10	0	0

Site Status / Reference	Site Name	Parish	Allocation / Windfall	Total no. units to be built	Completions at 31/03/18	Still to build	Suitable?	Available?	Achievable?	Comments	Phase 1 units (2018-2023)	Phase 2 units (2023-2028)	Phase 3 units 2028+
In construction, 2211/16 RM (OL 254/15)	G. R. Warehousing Site, Old Station Road	Mendlesham	W	56	13	43	Y	Y	Y	In construction. Completion expected in 5 years	43	0	0
Permission outline, 4242/16	Land to North West of Masons Court (known as Old Engine Meadow)	Mendlesham	W	28	0	28	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	28	0	0
In construction, 3153/14	Needham Chalks Ltd. Chalk Quarry, Ipswich Road	Needham Market	W	264	21	245	Y	Y	N	In construction. Agent anticipates 30 per annum. Part delivery expected in 5 years	170	25	0
S106 to Sign, DC/17/05549	Hill House Lane	Needham Market	W	64	0	64	Y	Y	N	Resolution to grant, subject to S106 at committee on 14/03/2018. Part delivery expected in 5 years	40	24	0
Permission outline, 3679/13	Land west of Anderson Close, Hill House Lane	Needham Market	W	37	0	37	Y	Y	Y	Expect delivery within 5 years	37	0	0
Permission full, 2452/14	Land at Red Willows Industrial Estate, Finborough Road	Onehouse	W	11	0	11	Y	Y	Y	Site currently being sold to a developer. Expect delivery in 5 years	11	0	0
In construction, 4195/15	Land at Lion Road	Palgrave	W	21	0	21	Y	Y	Y	In construction. Expect delivery in 5 years	21	0	0
S106 to Sign, 3858/16/OUT	Land adjacent Green Acres, Garden House Lane	Rickinghall	W	42	0	42	Y	Y	N	Resolution to grant, subject to S106 at committee on 03/05/2017. Part delivery expected in 5 years.	35	7	0
Permission outline, 2798/16	Land to the rear of Willowmere, Garden House Lane	Rickinghall	W	10	0	10	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	10	0	0
Permission outline, DC/17/02657/OUT	Land at Rectory Hill	Rickinghall	W	10	0	10	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	10	0	0
Permission outline, OL 4847/16 & DC/17/04723	Green Farm, Crowfield Road	Stonham Aspal	W	10	0	10	Y	Y	Y	Awaiting detailed application. Expect delivery in 5 years	10	0	0
No permission, SAAP Policy 6.5, 5007/16/OUT	Chilton Leys – Phase 2 (allocation)	Stowmarket	A	600	0	600	Y	Y	N	Allocation site. Resolution to grant, subject to S106 at committee on 26/07/2017. Long term delivery expected (part in 5 years)	200	250	150

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No permission, SAAP Policy 6.13	Ashes Farm (allocation)	Stowmarket	A	400	0	400	Y	Y	N	Allocated housing site. Delivery framework has been agreed. Awaiting application to come forward. Part delivery expected in 5 years	70	200	130
Application, SAAP Policy 6.5 & 4455/16	Union Road (allocation)	Stowmarket	A	300	0	300	Y	Y	N	Allocation site. Resolution to grant, subject to S106 at committee on 26/07/2017. Part delivery expected in 5 years	100	200	0
In construction, 2722/13/FUL	Chilton Leys - Phase 1 (Bury Road) (allocation)	Stowmarket	A	215	132	83	Y	Y	Y	In construction. Agent confirms anticipated completion in 2019	83	0	0
In construction, 1709/16	Phase 6C Cedars Park (Final Phase), North of Wagtail Drive and South of Stowupland Road	Stowmarket	A	89	63	26	Y	Y	Y	In construction. Expect delivery in 5 years	26	0	0
Permission full, 4556/16	Phase 3D Cedars Park, Land South of Gun Cotton Way	Stowmarket	A	48	0	48	Y	Y	Y	Expecting to seek to discharge conditions and reserved matters app soon. Expect delivery in 5 years	48	0	0
In construction, 1662/14	Land adjoining roundabout, Bury Road	Stowmarket	W	27	0	27	Y	Y	Y	In construction. Expect delivery in 5 years	27	0	0
Permission full, 0683/15 & DC/17/06154/FUL	Former Joker's Night Club, 111 Ipswich Street	Stowmarket	W	25	0	25	Y	Y	Y	Expect delivery within 5 years	25	0	0
Permission full, 3208/15/FUL	Mulberry House, Milton Road South	Stowmarket	W	14	0	14	Y	Y	Y	Expect delivery within 5 years	14	0	0
Permission full, 2028/15/FUL	Land off Creting Road West	Stowmarket	W	14	0	14	Y	Y	Y	Discharging conditions. Expect delivery in 5 years..	14	0	0
Permission full, 3756/12	19-21 Violet Hill Road	Stowmarket	W	13	0	13	Y	Y	Y	Expect delivery within 5 years	13	0	0
In construction, DC/17/02755 & 3112/15/OUT	Land between Gipping Road and Church Road (Phase 1)	Stowupland	W	75	0	75	Y	Y	Y	In construction. Delivery expected in 5 years	75	0	0
Permission outline, DC/18/00097 & 3112/15/OUT	Land between Gipping Road and Church Road (Phase 2)	Stowupland	W	100	0	100	Y	Y	Y	Phase 1 (75 dwellings) in construction, Phase 2 (100 dwellings) reserved matters submitted. Delivery expected in 5 years	100	0	0

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Permission full, 0117/17/FUL	Land at Church Road	Stowupland	W	10	0	10	Y	Y	Y	Expect delivery within 5 years	10	0	0
Permission full, 4005/14/FUL	Land at Grove Farm, Queen Street	Stradbroke	W	44	0	44	Y	Y	Y	Delivery expected within 5 years.	44	0	0
Permission full, 4714/16 (V) (3701/15)	Kerrison Conference and Training Centre, Stoke Ash Road	Thorndon	W	28	0	28	Y	Y	Y	Delivery expected within 5 years.	28	0	0
Permission outline, 5070/16/OUT	Land on the North side of Norton Road	Thurston	W	200	0	200	Y	Y	N	Agent confirms expected to submit reserved matters app in 2020. Expect part delivery in 5 years	100	100	0
S106 to Sign, 4963/16/OUT	Land West of Ixworth Road	Thurston	W	250	0	250	Y	Y	N	Resolution to grant, subject to S106 at committee on 01/11/2017. Part delivery expected in 5 years.	80	170	0
Permission outline, 5010/16/OUT	Land to the south of Norton Road	Thurston	W	175	0	175	Y	Y	N	Reserved matters application expected soon. Expect part delivery in 5 years	85	90	0
Permission outline, 2613/11/OUT	Thurston Granary, Station Road	Thurston	W	97	0	97	Y	Y	Y	Delivery expected within 5 years.	97	0	0
S106 to Sign, 4942/16/FUL	land at Meadow Lane	Thurston	W	64	0	64	Y	Y	N	Resolution to grant, subject to S106 at committee on 01/11/2017. Part delivery expected in 5 years.	50	14	0
Permission full, 4974/16/FUL	Land east of Norton Road (and south of Fiddlers Creek, north of Tostock Village Hall)	Tostock	W	14	0	14	Y	Y	Y	Discharging conditions. Expect delivery in 5 years.	22	0	0
Permission full, 2982/15/FUL	Whitton Park, Thurleston Lane	Whitton	W	19	0	19	Y	Y	Y	Seeking to resolve road widening conditions	19	0	0
S106 to Sign, 1636/16/OUT	Land south of old Stowmarket Road	Woolpit	W	120	0	120	Y	Y	N	Resolution to grant, subject to S106 at committee on 06/09/2017. Part delivery expected in 5 years	55	65	0
S106 to Sign, DC/17/04689	Land south of Shop Street	Worlingworth	W	26	0	26	Y	Y	Y	Resolution to grant, subject to S106 at committee on 14/03/2018. Delivery expected in 5 years.	26	0	0
Permission full, 2480/16/FUL	Land south of Bury Road	Wortham	W	12	0	12	Y	Y	Y	Agent confirms expected completion by 2020	12	0	0
Small sites,	small sites <10 units			858	0	858	Y	Y	Y	Expect delivery within 5 years	858	0	0

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Windfall, n/a	Future Windfall estimate		W	0	0	0	Y	Y	Y	Rate identified from SHELAA evidence	230	575	920
TOTALS											4283	2282	1267

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